

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Bhimavaram Municipality – Certain variation to the Master Plan - Change of land use from Park use to Residential use in R.S.No.300/5 (Part), 4<sup>th</sup> Ward, Gunupudi Village, Bhimavaram to an extent of 944.82 Sq.Mtrs., and deletion of proposed 30 feet wide Master Plan road passing through the above site and the deleted portion is earmarked as Residential use - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 524**

**Dated the 21<sup>st</sup> August, 2009.**

Read the following:-

1. G.O.Ms.No.951 MA., dated 27.11.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5003/2007/R, dated 27.10.2007.
3. Government Memo. No.22998/H1/2007-1, Municipal Administration and Urban Development Department, dated 23.01.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5003/2007/R, dated 16.07.2009.
5. Government Memo. No.22998/H1/2007-2, Municipal Administration and Urban Development Department, dated 25.07.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.362, Part-I, dated 29.7.2009.

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**ORDER:**

The draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.951MA., dated 27.11.1987 was issued in Government Memo. No.22998/H1/2007-2, Municipal Administration and Urban Development Department, dated 25.07.2009 and published in the Extraordinary issue of A.P. Gazette No.362, Part-I, dated 29.7.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 16.7.2009 has stated that the Municipal Commissioner, Bhimavaram Municipality has informed that the applicant has paid an amount of Rs.29,565/- (Rupees twenty nine thousand five hundred and sixty five only) towards development / conversion charges for the proposed change of land use and deletion of 30 feet wide Master Plan road passing through the site under reference as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

The District Collector, West Godavari District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

Contd...2.

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 362, Part-I, dated 29.7.2009 as required by clause (b) of the said section.

**VARIATION**

The site in R.S.No.300/5 (Part), 4<sup>th</sup> Ward, Gunupudi Village, Bhimavaram Municipality to an extent of 944.82 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Park use in the General Town Planning Scheme (Master Plan) of Bhimavaram Town sanctioned in G.O.Ms.No.951 MA., dated 27.11.1987 is designated for Residential use by variation of change of land use as marked “A” and 30 feet wide proposed Master Plan road passing through the above site is deleted and the deleted portion is earmarked as Residential use as shown in the revised part proposed land use map GTP.No.19/2009/R, which is available in the Municipal Office, Bhimavaram Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall hand over the site affected under Master Plan road widening i.e., 78.66 Sq.Mtrs., to the Bhimavaram Municipality at free of cost through registered gift deed.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

- North : Park as per Master Plan.
- East : R.S.No.300/5 Part.
- South : Existing 8.54 Mtrs., wide road to be widened to 30 feet wide i.e., 9.14 Mtrs., as per Master Plan.
- West : Open space of approved L.P.No.227/87.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER